

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 368 Thyme Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1971 + 752 sqft garage
 TAX SCHEDULE NO. 2943-191-29-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White Willows TOTAL SQ. FT. OF EXISTING & PROPOSED 2723
 FILING II BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Andy + Miranda Smith NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 319 Skyler Ct USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-471-3161 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Engineered foundation Req'd. JACO approval required prior
 CENSUS E TRAFFIC _____ ANN# _____
to building

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 4/25/06

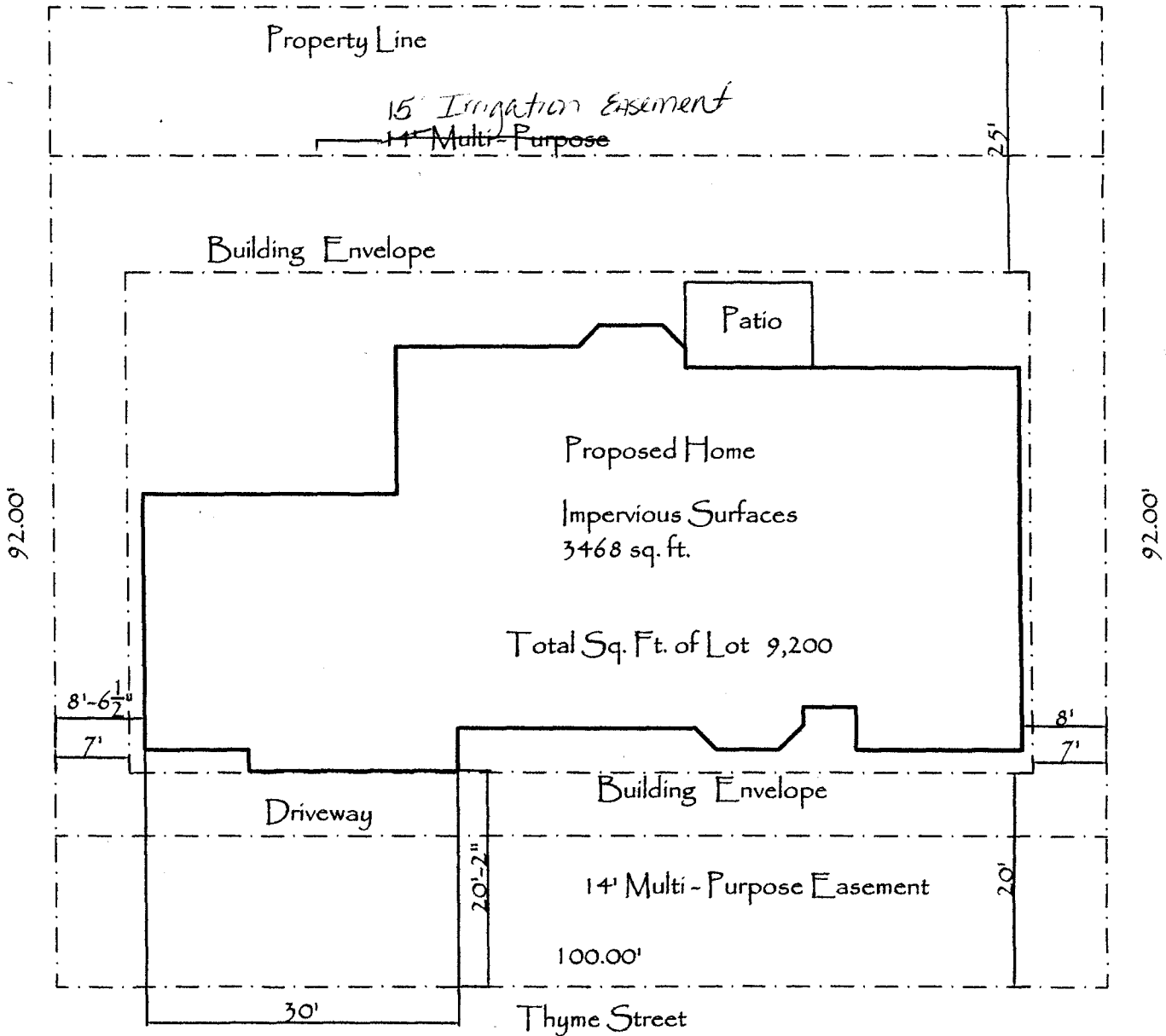
Department Approval NAL/Klu Magan Date 4-25-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>19041</u>
Utility Accounting	<u>Kate Culsbury</u>	Date	<u>4/25/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Site Plan for Andy and Miranda Smith
 368 Thyme Street, White Willows Sub.
 Filing 2 / Block 9 / Lot 2

100.00'



92.00'

DRIVE OK
 FH 4/25/06

ACCEPTED NA/1/18/06
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

4/25/06